

007.A

Map

0002

Block

0047.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 693,100 /

USE VALUE: 693,100 /

ASSESSED: 693,100 /

Total Card /

Total Parcel

693,100

693,100

693,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	KRIKORIAN HELEN/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	47 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	-
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 2564 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7351			Med. Tr	-10												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	689,800	3,300		693,100
Total Card	0.000	689,800	3,300		693,100
Total Parcel	0.000	689,800	3,300		693,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	270.32	/Parcel:	270.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	678,900	3300	.		682,200	682,200	Year End Roll	12/18/2019
2019	102	FV	600,800	3300	.		604,100	604,100	Year End Roll	1/3/2019
2018	102	FV	529,400	3300	.		532,700	532,700	Year End Roll	12/20/2017
2017	102	FV	481,000	3300	.		484,300	484,300	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKORIAN HELEN	66579-534		12/23/2015			1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2020	100	Redo Bat	22,000	C				
8/23/2018	1207	Siding	31,000	C				
8/16/2018	1179	Heat App	11,000					
3/28/2018	328	Dormers	227,200	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2019	Left Notice	DGM	D Mann
7/11/2019	Permit Visit	DGM	D Mann
6/7/2018	Measured	DGM	D Mann
2/10/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

## EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	1A	- 1 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1920	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G17	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x20	A	AV	1920	27.50	T	40	102			3,300			3,300